

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. GAS CODE.
5. RESIDENTIAL CODE.
6. SWIMMING POOL CODE.
7. PROPERTY MAINTENANCE CODE.
8. MECHANICAL CODE.
9. MODEL ENERGY CODE.
10. INTERNATIONAL ENERGY CONSERVATION CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
12-102. Modifications.
12-103. [Deleted].
12-104. Violations.

12-101. Building code adopted. Pursuant to authority granted by § 6-54-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, use, and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to any building or structure, the International Building Code,² 2012 edition, and the appendices specified in § 12-102, as hereinafter amended, as prepared and adopted by the International

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Code Council, Inc. are hereby adopted and incorporated by reference, as part of this code, and is hereinafter referred to as the building code.

Furthermore, the City of Mount Pleasant hereby adopts the 2012 editions of the International Fuel Gas Code; International Mechanical Code; International Plumbing Code; the International Property Maintenance Code; the International Swimming Pool and Spa Code; the International Energy Conservation Code and the International Residential Code, including the appendices specified in § 12-102, with the exclusion of Appendix L (Permit Fees), and Chapter 11 (Energy Efficiency). Section R313.1 shall be amended with the following language: regarding Automatic Sprinkler systems in Townhouses, replace the exception with the following language: "An automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall. Delete Section R313.2 (one-and two-family dwellings automatic fire systems). (1984 Code, § 4-101, as amended by Ord. #2005-853, Oct. 2005, Ord. #2010-918, Oct. 2010, and Ord. #2014-973, May 2014, and replaced by Ord. #2016-990. Aug. 2016)

12-102. Modifications. All Appendices to the International Building Code, 2012 edition, except for Appendix H (SIGNS), are adopted without amendment. Appendix H is not adopted. All Appendices to the International Residential Code, 2012 edition, except for Appendix L (Permit Fees) are adopted without amendment. Appendix L (Permit Fees), Section R313 (Automatic Fire Sprinkler Systems), and Chapter 11 (Energy Efficiency) are not adopted.

The following sections of the International Building Code, 2012 edition are amended as follows:

Section 101.1 Insert "City of Mt. Pleasant, Tennessee"

Section 109.4 Delete "to a fee established by the building official" and insert "to a fee double that of the amount of the original cost of the permit"

Section 110.6 Insert at the end of this section "A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection." This fee shall be paid prior to a re-inspection.

Section 1612.3 Insert "City of Mt. Pleasant, Tennessee"

Section 1612.3 Insert "most recent F.I.R.M. map or letter of map revision for that area"

Section 3412.2 Insert (August 20, 1968)

The following sections of the International Residential Code, 2012 edition, are amended as follows:

Section R101.1 Insert "City of Mt. Pleasant, Tennessee"

Section R108.6 Delete "To a fee established by the applicable governing authority" and insert "to a fee double that of the amount of the original cost of the permit"

Section R109.4 Insert at the end of this section "A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection." This fee shall be paid prior to a re-inspection. (Ord. #89-704, June 1989, as replaced by Ord. #2016-990, Aug. 2016)

12-103. [Deleted]. (Ord. #89-704, June 1989, as deleted by Ord. #2016-990, Aug. 2016)

12-104. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified. (1984 Code, § 4-104)

CHAPTER 2

PLUMBING CODE¹

SECTION

12-201. Repealed.

12-202. Modifications.

12-203. Available in building inspector's office.

12-204. Violations.

12-201. Repealed. (1984 Code, § 4-201, as amended by Ord. #2005-853, Oct. 2005, Ord. #2010-918, Oct. 2010, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-202. Modifications. Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the city manager of this city.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the plumbing code. Section 110 of the plumbing code is hereby deleted. (1984 Code, § 4-202)

12-203. Available in building inspector's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code have been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public. (Ord. #89-704, June 1989)

12-204. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. (1984 Code, § 4-204)

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

CHAPTER 3

ELECTRICAL CODE¹

SECTION

12-301. Repealed.

12-302. Available in recorder's office.

12-303. Permit required for doing electrical work.

12-304. Violations.

12-305. Enforcement.

12-306. Fees.

12-301. Repealed. (1984 Code, § 4-301, as amended by Ord. #2005-853, Oct. 2005, Ord. #2010-918, Oct. 2010, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-302. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1984 Code, § 4-302)

12-303. Permit required for doing electrical work. No electrical work shall be done within this city until a permit therefor has been issued by the city. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician. (1984 Code, § 4-303)

12-304. Violations. It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (1984 Code, § 4-304)

12-305. Enforcement. The electrical inspector shall be such person as the city manager shall appoint or designate. It shall be his duty to enforce compliance with this chapter and the electrical code as herein adopted by reference. He is authorized and directed to make such inspections of electrical equipment and wiring, etc., as are necessary to insure compliance with the applicable regulations, and may enter any premises or building at any reasonable time for the purpose of discharging his duties. He is authorized to

¹Municipal code references

Fire protection, fireworks and explosives: title 7.

refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code. (1984 Code, § 4-305)

12-306. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-102-143, for electrical inspections by deputy inspectors of the state fire marshal. (1984 Code, § 4-306)

CHAPTER 4

GAS CODE¹

SECTION

- 12-401. Title and definitions.
- 12-402. Repealed.
- 12-403. Use of existing piping and appliances.
- 12-404. Bond and license.
- 12-405. Gas inspector and assistants.
- 12-406. Powers and duties of inspector.
- 12-407. Permits.
- 12-408. Inspections.
- 12-409. Certificates.
- 12-410. Fees.
- 12-411. Violations and penalties.
- 12-412. Nonliability.
- 12-413. Available in building inspector's office.

12-401. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code and may be cited as such. The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers. (1984 Code, § 4-401)

¹Municipal code reference
Gas system administration: title 19, chapter 2.

12-402. Repealed. (1984 Code, § 4-402, as amended by Ord. #85-662, April 1985, Ord. #2005-853, Oct. 2005, modified, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-403. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code. (1984 Code, § 4-403)

12-404. Bond and license. (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city recorder a good and sufficient bond in the penal sum of \$10,000, with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (1984 Code, § 4-404)

12-405. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed or designated by the city manager. (1984 Code, § 4-405)

12-406. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate city officials from time to time for their consideration. (1984 Code, § 4-406)

12-407. Permits. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented recessed heater, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the recorder; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved the gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (1984 Code, § 4-407)

12-408. Inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be

concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury twelve (12) inches in height, and the piping shall hold this air pressure for a period of at least fifteen (15) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping. (1984 Code, § 4-408)

12-409. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (1984 Code, § 4-409)

12-410. Fees. (1) The total fees for inspection of consumer's gas piping at one location (include both rough and final piping inspection) shall be one dollar and fifty cents (\$1.50) for one (1) to four (4) outlets, inclusive, and fifty cents (\$0.50) for each outlet above four (4).

(2) The fees for inspecting conversion burners, floor furnaces, boilers, or central heating plants shall be one dollar and fifty cents (\$1.50) for each unit.

(3) The fees for inspecting vented recessed heaters and water heaters shall be one dollar (\$1.00) for each unit.

(4) If the inspector is called back, after correction of defects noted, an additional fee of one dollar (\$1.00) shall be made for each such return inspection.

(5) Any and all fees shall be paid by the person to whom the permit is issued. (1984 Code, § 4-410)

12-411. Violations and penalties. Section 114 of the gas code is hereby deleted. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may be revoked, or both fine and revocation of license may be imposed. (1984 Code, § 4-411)

12-412. Nonliability. This chapter shall not be construed as imposing upon the city any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the city, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector. (1984 Code, § 4-412)

12-413. Available in building inspector's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, three (3) copies of the gas code have been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public. (Ord. #89-704, June 1989)

CHAPTER 5

RESIDENTIAL CODE

SECTION

12-501. Repealed.

12-502. Modifications.

12-503. Available in recorder's office.

12-504. Violations.

12-501. Repealed. (1984 Code, § 4-501, as amended by Ord. #2005-853, Oct. 2005, Ord. #2010-918, Oct. 2010, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-502. Modifications. Wherever the residential code refers to the "Building Official" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the housing code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the city manager. Section 108 of the residential code is deleted. (1984 Code, § 4-502)

12-503. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1984 Code, § 4-503)

12-504. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1984 Code, § 4-504)

CHAPTER 6

SWIMMING POOL CODE¹

SECTION

- 12-601. Repealed.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.
- 12-605. Powers conferred are supplemental.

12-601. Repealed. (Ord. #99-800, April 1999, as amended by Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-602. Modifications. Definitions. Whenever the swimming pool code refers to the "Chief Appointing Authority," "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the city manager of this city. Whenever the "Swimming Pool Inspector" is named or referred to it shall, mean the person appointed or designated by the city manager to administer and enforce the provisions of the swimming pool code. (Ord. #99-800, April 1999)

12-603. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the swimming pool code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #99-800, April 1999)

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the swimming pool code as herein adopted by reference and modified. (Ord. #99-800, April 1999)

12-605. Powers conferred are supplemental. The Swimming Pool Code shall not be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its charter or any other ordinances

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

or regulations, nor to prevent or punish violations thereof and the powers conferred by this code shall be in addition and supplemental to the powers conferred by the charter or other laws. (Ord. #99-800, April 1999)

CHAPTER 7

PROPERTY MAINTENANCE CODE

SECTION

12-701. Repealed.

12-702. Modifications.

12-703. Available in recorder's office.

12-704. Violations.

12-705. Powers conferred are supplemental.

12-701. Repealed. (Ord. #99-799, April 1999, as amended by Ord. #2005-853, Oct. 2005, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-702. Modifications. Whenever in the international property maintenance code when reference is made to the duties of a certain official named therein, that designated official of the City of Mount Pleasant who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the international property maintenance code are concerned. (Ord. #99-799, April 1999, as amended by Ord. #2005-853, Oct. 2005)

12-703. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Property Maintenance Code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #99-799, April 1999, as amended by Ord. #2005-853, Oct. 2005)

12-704. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the international property maintenance code as herein adopted by reference and modified. (Ord. #99-799, April 1999, as amended by Ord. #2005-853, Oct. 2005)

12-705. Powers conferred are supplemental. The International Property Maintenance Code shall not be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its charter or any other ordinances or regulations, nor to prevent or punish violations thereof and the powers conferred by this code shall be in addition and supplemental to the powers conferred by the charter or other laws. (Ord. #99-799, April 1999, as amended by Ord. #2005-853, Oct. 2005)

CHAPTER 8

MECHANICAL CODE¹

SECTION

12-801. Repealed.

12-802. Modifications.

12-803. Available in recorder's office.

12-804. Violations.

12-801. Repealed. (Ord. #89-705, June 1989, as amended by Ord. #2005-853, Oct. 2005, modified, and amended by Ord. #2010-918, Oct. 2010, and Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-802. Modifications. Whenever the mechanical code refers to the "Chief Appointing Authority" it shall be deemed to be a reference to the city manager. When the "Mechanical Official" is named it shall, for the purposes of the mechanical code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the mechanical code. (Ord. #89-705, June 1989, as amended by Ord. #2005-853, Oct. 2005)

12-803. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public. (Ord. #89-705, June 1989, as amended by Ord. #2005-853, Oct. 2005)

12-804. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified. (Ord. #89-705, June 1989, as amended by Ord. #2005-853, Oct. 2005)

¹Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

CHAPTER 9

MODEL ENERGY CODE¹

SECTION

12-901. [Deleted].

12-902. Modifications.

12-903. Available in recorder's office.

12-904. Violations and penalty.

12-901. [Deleted]. (as deleted by Ord. #2014-973, May 2014)

12-902. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Mount Pleasant. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

12-903. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-904. Violations and penalty. It shall be a civil offense for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty at up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

¹State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, or to adopt local standards equal to or stricter than the standards in the energy code.

Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

CHAPTER 10

INTERNATIONAL ENERGY CONSERVATION CODE

SECTION

12-1001. Repealed.

12-1002. Modifications.

12-1003. Available in recorder's office.

12-1004. Violations and penalty.

12-1001. Repealed. (modified, as amended by Ord. #2014-973, May 2014, and repealed by Ord. #2016-990, Aug. 2016)

12-1002. Modifications. Whenever the international energy conservation code refers to the duties of a certain official named therein, that designated official of the City of Mount Pleasant who has duties corresponding to those of the named official in the international energy conservation code shall be deemed to be the responsible official insofar as enforcing the provisions of the international energy conservation code are concerned.

12-1003. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the international energy conservation code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-1004. Violations and penalty. It shall be a civil offense for any person to violate or fail to comply with any provision of the international energy conservation code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.